

## Hart, Jared

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**From:** Christal Niederer [christal\_niederer@yahoo.com]  
**Sent:** Thursday, June 28, 2007 4:43 PM  
**To:** jared.hart@sanjoseca.gov  
**Subject:** Coyote Valley Specific Plan EIR Comments

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Comments on Adequacy or Accuracy or DEIR:

The proposed mitigation for the loss of agricultural land is not feasible. The proposal to convert 2400 acres of land in this area into agriculture is not realistic. Any conversion that large would take away from valued open space and is unlikely to be of the same agricultural quality as the existing fertile valley bottomland. Losing this high quality agricultural land is not acceptable.

The proposed mitigation for the loss of 163 acres of wetlands, streams and ponds is inadequate. Created wetlands often do not function as the replaced wetland. Impacts to wetlands should be avoided.

The proposed mitigation recommending transplantation of rare plants is unacceptable. Transplantation is often unsuccessful, especially for rare plants whose needs are often not fully understood, and failure is too often discovered after the original functioning populations have been destroyed. Rare plants are likely to take up a small portion of the development area and should be protected with buffers recommended by experts such as the California Native Plant Society.

Relocation of western burrowing owls is unacceptable.

The cumulative impact on burrowing owls from development projects throughout the region and state needs to be considered. With habitat shrinking and pressure put on them from other projects, it is naïve to believe there is appropriate unoccupied habitat that owls where can be locally moved. Relocating owls to areas that are already occupied may negatively impact the fitness of the original habitants. The loss of 1130 acres of potential habitat presents an unacceptable impact to this species. Mitigation outside the region presents an unacceptable loss of local biodiversity.

The proposed riparian buffer should be increased to 300 feet, as suggested by the USFWS and CDFG.

Dry nitrogen deposition from a development this size is likely to impact more than the projected 149 acres.

Proposed preservation of serpentine grassland should be increased to an amount that more closely matches previous mitigation actions. In addition to purchasing serpentine land, an endowment must be included to allow management to maintain this fragile community (including invasive species control).

The mitigation and avoidance measures for energy impacts should be implemented should any development occur.

General Comments regarding the Coyote Valley Specific Plan:

The Coyote Valley should remain a mix of open space and agricultural use. Through some accident of fate this large section of land has remained undeveloped within the city limits. We have no other large examples of working farmland. Quite by accident, we have ended up with a jewel. We should recognize this and preserve it in its current state.

I believe the proposed development would be an economic drain on the City of San Jose. Providing basic services to a large housing development will cost more than income generated through taxes or industry in the area. This development should not be allowed to go forward if it will negatively impact other neighborhoods and services in San Jose.

Thank you for considering these comments.

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